



GRASSROOTS
REALTY GROUP

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10729 104 Avenue
Grande Cache, Alberta

MLS # A2264916



\$312,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	940 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn		

Heating:	Forced Air, Wood Stove	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	GC-LDR
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

Welcome to 10729 104 Avenue in beautiful Grande Cache. This bright and spacious four bedroom bi-level stands out with incredible curb appeal, stunning mountain views, and a long list of thoughtful upgrades. The main floor features a sun-filled living room with walkout to the front patio—perfect for enjoying your morning coffee with a view. The kitchen is warm and inviting, complete with stainless steel appliances, oak cabinets, ceramic tile flooring, and access to a sunny back deck overlooking a generous backyard, ideal for family gatherings or quiet evenings outdoors. Fresh laminate flooring flows through the living room, entrance, and hallway, giving the space a clean, modern feel. Upstairs offers two comfortable bedrooms and a bright four-piece bathroom, while the lower level provides two more bedrooms, a three-piece bathroom, laundry, and a cozy family room with a wood stove—a perfect spot to relax on chilly mountain nights. Recent updates include a new roof (2023), foam board insulation with vinyl siding for improved efficiency, front and back decks, and a large storage shed with loft. The 18x22 garage adds convenience and extra storage. Located close to schools and surrounded by natural beauty, this move-in-ready home has everything you need to settle in and start making memories. This is one you won’t want to miss.